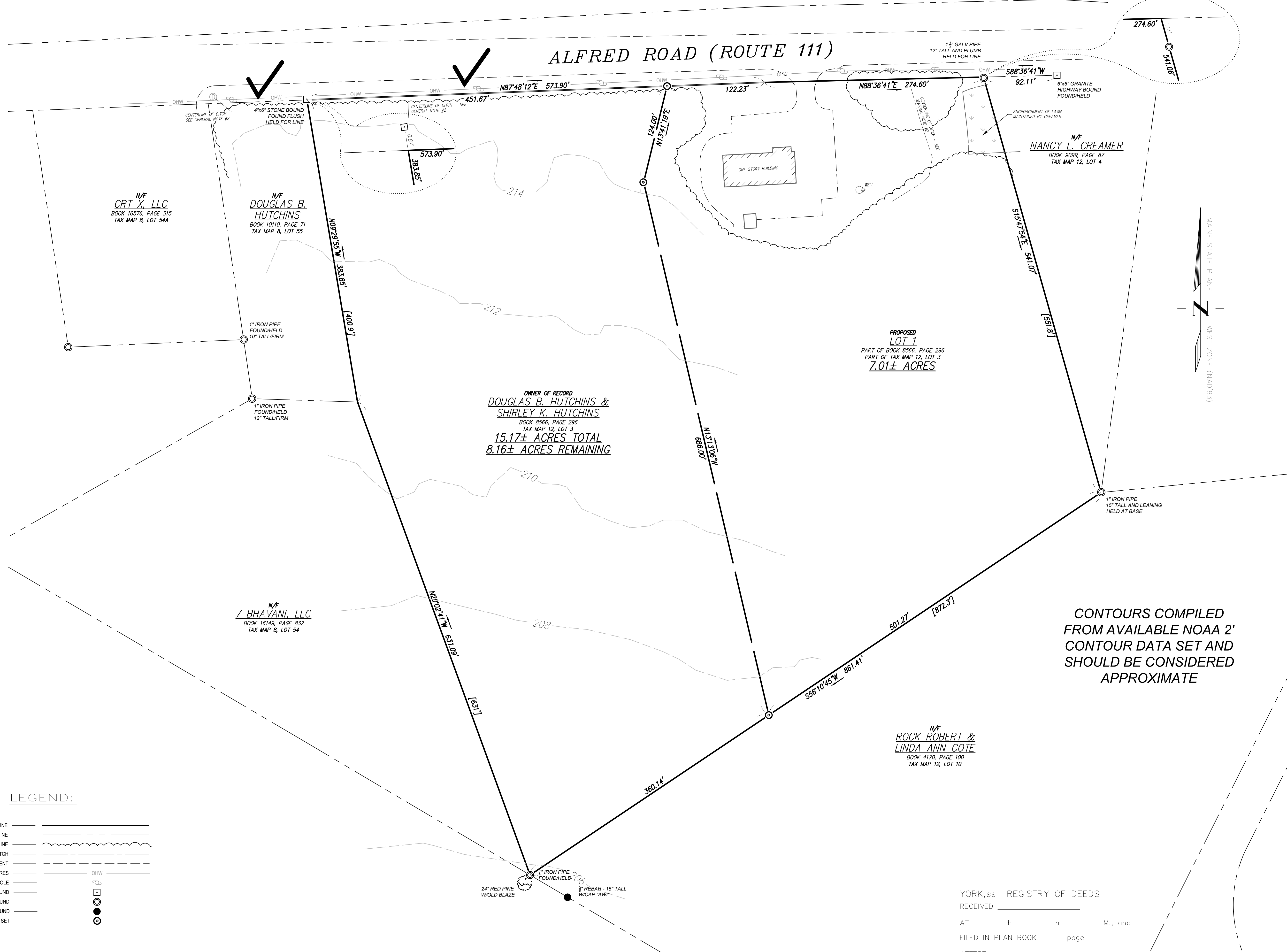


9.19+/- Acres (comprised of 1.03 +/- Acre Lot with Grandfathered Curb Cut plus 8.16 +/- Acre Lot)



LEGEND:

- LOCUS BOUNDARY LINE ————
- ABUTTING PROPERTY LINE ————
- TREE LINE ————
- DITCH ————
- EDGE OF PAVEMENT ————
- OVERHEAD WIRES ————
- UTILITY POLE ————
- STONE MONUMENT FOUND ————
- IRON PIPE FOUND ————
- IRON REBAR FOUND ————
- REBAR SET ————

YORK,ss REGISTRY OF DEEDS
 RECEIVED _____
 AT _____ h _____ m _____ .M., and
 FILED IN PLAN BOOK _____ page _____
 ATTEST: _____
 Register

REVISIONS:

No.	DATE	REV LOT TO 7 AC
1	1/7/2020	

GENERAL NOTES:

- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED DURING NOVEMBER, 2017.
- THE DITCH DEPICTED HEREON IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE MAINE DEPARTMENT OF TRANSPORTATION AS DESCRIBED IN A DEED RECORDED AS BOOK 14829, PAGE 511 OF THE YORK COUNTY REGISTRY OF DEEDS.
- THE LOCUS PARCEL LIES ENTIRELY WITHIN THE COMMERCIAL/RESIDENTIAL DISTRICT AS PER CURRENT ZONING MAPS FOR THE TOWN OF LYMAN.
- BEARINGS NOTED HEREON ARE REFERENCED TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83)

PLAN REFERENCES:

- "PLAN SHOWING LAND SURVEYED FOR MARIE R. LEGROS, ALFRED ROAD-ROUTE 111, LYMAN, MAINE" PREPARED BY DOW & COLOUMBE, INC. AND LAST REVISED NOV 1980. RECORDED IN PLAN BOOK 223, PAGE 25
- "STATE HIGHWAY 8 ROUTE 111 ALFRED ROAD, FEDERAL AID PROJECT NO. STP-1118/1000" PREPARED BY THE MAINE DEPARTMENT OF TRANSPORTATION AND DATED DECEMBER 2005. RECORDED IN PLAN BOOK 325, PAGES 28 & 29.
- "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 11" DATED JUNE 1948 AND ON FILE WITH THE MAINE DEPARTMENT OF TRANSPORTATION OFFICE.

SCOT A. MACDONALD
 PROFESSIONAL LAND SURVEYOR

967 ALFRED ROAD
 ARUNDEL, ME 04046
 (207) 671-7289

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY CONFORMS TO STANDARDS OF PRACTICE SET FORTH BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PROFESSIONAL LAND SURVEYOR #2151

DATE: _____

TITLE:

**BOUNDARY
 RETRACEMENT SURVEY
 1445 ALFRED ROAD
 LYMAN, ME
 (YORK COUNTY)**

OWNER OF RECORD

**DOUGLAS B. & SHIRLEY K.
 HUTCHINS
 257 HILL ROAD
 LYMAN, ME**

DATE: JULY 14, 2017

COMP./DESIGN: MAC

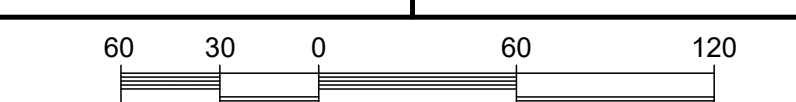
CHECK:

DRAWN: MAC

SCALE: 1" = 60'

JOB NO.:

DWG NO.: SHEET 1 OF 1



CONTOURS COMPILED FROM AVAILABLE NOAA 2' CONTOUR DATA SET AND SHOULD BE CONSIDERED APPROXIMATE

OWNER OF RECORD
**DOUGLAS B. HUTCHINS &
 SHIRLEY K. HUTCHINS**
 BOOK 8566, PAGE 296
 TAX MAP 12, LOT 3
**15.17± ACRES TOTAL
 8.16± ACRES REMAINING**

PROPOSED
LOT 1
 PART OF BOOK 8566, PAGE 296
 PART OF TAX MAP 12, LOT 3
7.01± ACRES

N/F
**ROCK ROBERT &
 LINDA ANN COTE**
 BOOK 4170, PAGE 100
 TAX MAP 12, LOT 10

N/F
CRT X, LLC
 BOOK 16576, PAGE 315
 TAX MAP 8, LOT 54A

N/F
**DOUGLAS B.
 HUTCHINS**
 BOOK 10110, PAGE 71
 TAX MAP 8, LOT 55

N/F
Z BHAVANI, LLC
 BOOK 16149, PAGE 832
 TAX MAP 8, LOT 54

N/F
NANCY L. CREAMER
 BOOK 9099, PAGE 87
 TAX MAP 12, LOT 4